

**CITY OF LAKEWAY CITY COUNCIL**  
**Action Minutes of Special Work Session**  
**Monday, August 6, 2007 at 2:00 p.m.**  
**LAKEWAY CITY HALL, 1102 LOHMANS CROSSING, LAKEWAY, TEXAS**

1. **Establish Quorum and Call to Order.** Present from City Council were: Mayor Steve Swan, Mayor Pro Tem Dave DeOme, and Councilmembers Glenda Foreman, Bill Rhue, Bob Neighbors, Alan Tye and Don Karges. Absent was Councilmember Bob Neighbors.
  
2. **Rezoning: Tuscan Village, 1930 Lohmans Crossing Road. Applicants HSD Lakeway Holdings & ARC Lakeway II, LP, request rezoning of this 42 acre tract from “PUD, Planned Unit Development” – ARC to “R-7 Retirement Living”. (ZAPCO recommends R-7 zoning, 4-2)**
  - Staff report was given by Deputy City Manager Chessie Blanchard.
  - Citizen participation
    1. Developer Haythem Dawlett described the features of Tuscan Village
    2. Mary Cay Murray, 108 Rivulet Lane, endorses R-7 zoning and developer’s project
    3. Tony Holt, 501 Highlander, spoke in support of project
    4. Ernest Altgelt, 615 Flamingo, spoke in opposition to the project
    5. John Brodnax, spoke in support of project
    6. Ron Courtney, 105 Meadowland, appreciated developer adjusting plans to include library and trails
    7. Jerry Schmeil, 3 Falling Oaks Trail, supports the project
    8. John Camiolo, 7 Dewdrop Cove, supports the project
    9. Jason Knaplund, 17 Hightrail Way, The Hills, endorses retirement village but opposes nesting it between residential housing. Opposes exceeding density limit.
    10. Brian Wiley, 225 Nevillewood Court, expressed concerns regarding density and market sustainability
    11. Peg Hein, 101 Explorer Cove, spoke in support of the project which includes land for the library
    12. Joe Bain, 411 Dasher Drive, spoke against high density project and expressed fear of the 55 and over rule lasting forever
    13. P. A. Penley, 2606 Lakeway Blvd, spoke in support of the project
    14. Chris Wilson, 6 Cloverbrook Court, spoke in support of everything except apartments
    15. Tom Rogers, 119 Golf Crest Cove, supported R-7 rezoning
    16. Pat Jacobsen, 914 Biscayne Street, supports the project which includes the library
    17. Don Iburg, Long-time resident of 108 Long Wood Cove, moved due to no appropriate housing solution for he and his wife
    18. Jon Champeny, 1023 Challenger, supports project
    19. Jim Teddlie, 207 Otter Creek Court, supports project
    20. Jack Ford, 112 Rivulet Lane, representing Yaupon Creek homeowners, appreciated developer working with them on their concerns
    21. Helen Kott, 711 Malabar, representing Friends of the Library, supports project which includes the deeding of land to the library.
    22. Carol Black, 109 Hazeltine Drive, spoke in support of the project which includes the land for the library
    23. Susie Wittmayer, 4 Daybreak Cove, stated she was not opposed to the retirement community but opposed the rezoning to R-7. She submitted a petition of homeowners who opposed the rezoning.

**Meeting was recessed at 3:05 p.m. and reconvened at 3:15 p.m.**

- Council discussion/action – After discussion, Mayor Pro Tem Dave DeOme made a motion to approve the rezoning of 42 acre tract located at 1930 Lohmans Crossing Road, from PUD, Planned Unit Development – ARC to R-7 Retirement Living, with the following conditions:
  1. Limit of 300 units, with no more than 100 apartments
  2. Apartment buildings will be no more than 2 story
  3. Dog park will be replaced by a typical park with trees, sitting area and walking path
  4. Build only one story cottages along the Tuscan Village property that backs up to the Yaupon Creek homes on Rivulet Lane and Meadowland Road
  5. Build and landscape berms, similar to Rough Hollow, to screen Yaupon Creek from common areas, library and parking lots
  6. Apartment buildings to be moved to the northwest corner of Tuscan Village property, with the library/retail to be placed in area where apartments now shown
  7. A walking trail that ties into Yaupon Creek
  8. Lighting throughout Tuscan Village will be low pedestal lighting or under roofs of apartment garages
  9. Tennis court lights will be shut off at 9:00 p.m. nightly
  10. Trails will be maintained by property or home owners association and not by the City
  11. Land will be deeded over to the library for their facilityMotion was seconded by Councilmember Bill Rhue and passed by unanimous vote. Approved (6-0).

**Meeting was recessed at 3:45 p.m. and reconvened at 4:00 p.m.**

**3. Fiscal Year 2007/2008 BUDGET WORK SESSION:**

- Council will discuss and consider changes to the preliminary budget. Officer Steven Howell spoke on behalf of the Police Officers Association.
- **Mayor Pro Tem Dave DeOme made a motion to set the tax rate at the roll back rate of \$.2139. Councilmember Bill Rhue seconded the motion and it passed with the following vote count: Votes for: Mayor Steve Swan, Mayor Pro Tem Dave DeOme, Councilmembers Bill Rhue, Glenda Foreman, Alan Tye, and Don Karges. Votes against: None. Absent was Councilmember Bob Neighbors. Approved (6-0).**

**4. Adjourn - Meeting adjourned at 3:45 p.m.**

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**Steve Swan, Mayor**

**Attest:**

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**Linda Winn, City Secretary**